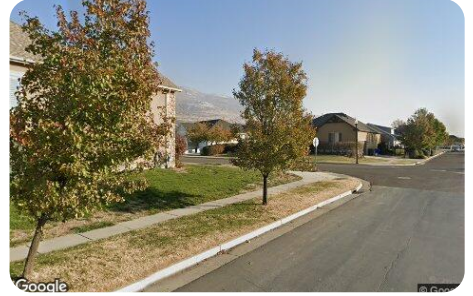
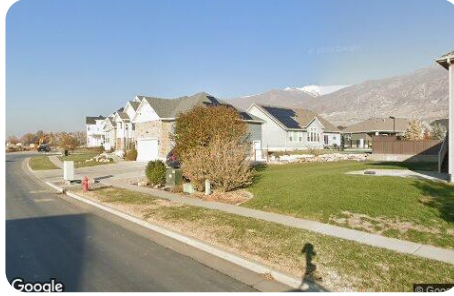


Single Family Residence **RESIDENTIAL**

476 W RIGBY CT

FARMINGTON, UT 84025

\$742,375 TopHap Estimate · \$340 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,183 ft²

LIVING AREA

0.31 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$742K

\$659K low

\$826K high

Est. Owner Equity

\$742,375

TAX & ASSESSMENT

Property Tax	\$4,419 (2025)
Assessed Value	\$412,500
Previous Assessed	\$412,500
Assessor Market Value	\$750,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Davis
Lot (acres)	0.31
Roof	Composition Shingle
Heating	Central
Cooling	Central
View	Corner

CLIMATE RISK

29
FLOOD

58
WILDFIRE

72
HEAT

58
STORM

44
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 10, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farmington High School	High	10–12	0.4 mi
Farmington Junior High School	Middle	7–9	0.5 mi
Canyon Creek Elementary School	Elementary	KG–6	0.7 mi

District: Davis School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 84025

62 CRIME INDEX	103 AIR POLLUTION	22,791 POPULATION	\$118K MEDIAN IN-COME	47°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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